



MAIN STREET, ASFORDBY

Asking Price Of £535,000

Five Bedrooms

Freehold



DETACHED HOUSE

FLEXIBLE ACCOMMODATION

WRAP AROUND GARDENS

LOCAL SCHOOLS NEARBY

SELF CONTAINED ANNEXE

DRIVEWAY AND GARAGES

VILLAGE WITH AMENITIES

WEST OF MELTON MOWBRAY

COUNCIL TAX BAND E

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Detached four bedroom house with a one bedroom self contained annexe situated in the well serviced village of Asfordby. The village amenities include primary school, doctors surgery, takeaways, hairdresser, charity shop and cafes to name a few. There are regular bus services to Melton, Grantham, Loughborough and Leicester.

The accommodation for the main house comprises; spacious side porch with access to the utility room/WC and kitchen diner, Office/snug, lounge, cloakroom, rear hallway and porch to the ground floor. Four double bedrooms and two bathrooms to the first floor. The self contained annexe comprises of a double bedroom, shower room and kitchen diner. Outside the property benefits from ample off road parking, double garage, caravan storage area and generous wrap around gardens.

SIDE PORCH 8' 8" x 7' 3" (2.66m x 2.21m) Glazed door into the spacious porch having windows to the front aspect, tiled flooring, doors to the utility room and kitchen diner.

UTILITY ROOM 8' 0" x 6' 11" (2.44m x 2.13m) Having a window and external door to the garden, Belfast sink, space for white goods, tiled flooring and door to the WC.

WC 3' 0" x 5' 6" (0.92m x 1.7m) Comprising of a low flush W.C.

KITCHEN/DINER 14' 10" x 14' 7" (4.53m x 4.47m) Fitted with solid wood wall, drawer and base units with solid wood work surfaces, Belfast sink, cupboard with space and plumbing for a washing machine, space for a Range cooker with extractor hood over. Dual aspect windows to the front and side aspects, radiator, original cast iron open fire place with three bread ovens, vinyl flooring and doors off to the doakroom and office/snug.

OFFICE/SNUG 9' 1" x 11' 7" (2.79m x 3.55m) This room could have many uses, having a bay window to the side aspect, radiator, exposed brick open fire place with original stone walling to the side, wood flooring and door through to the lounge.

LOUNGE 13' 7" x 18' 2" (4.15m x 5.55m) Having a bay window with seat overlooking the rear garden, triangular oriel window to the side, feature open fire place, fitted alcove units, radiator and carpet flooring. Door to the rear hallway.

REAR HALLWAY Having stairs rising to the first floor landing, radiator, laminate wood flooring, doors to the annex bedroom, cloakroom and lounge.

CLOAKROOM 10' 9" x 5' 3" (3.29m x 1.62m) Having a solid wood external door to the front, window to the side, fitted shelving and coat hooks, vinyl flooring, door to the kitchen.

LANDING Taking the stairs from the entrance hall to a midway landing having three ways stairs off to the bedrooms. Taking the left staircase, having a window to the front aspect and a landing with doors off to the first bathroom and bedroom one.

BEDROOM ONE 12' 7" x 14' 6" (3.84m x 4.43m) Having dual aspect windows, radiator, carpet flooring, fitted wardrobes, drawers.

BATHROOM 6' 8" x 8' 8" (2.05m x 2.65m) Comprising of a panel bath, vanity unit wash hand basin, vanity unit dose coupled WC, radiator, window to the rear aspect, tiled walls and flooring.

BEDROOM TWO 10' 10" x 14' 0" (3.32m x 4.27m) Taking the right hand stairs, having dual aspect windows, radiator, carpet flooring, fitted wardrobes, dressing table and bedside tables.

BEDROOM THREE 10' 11" x 11' 8" (3.33m x 3.57m) Having a window to the side aspect, radiator, carpet flooring and a built-in wardrobe.

BATHROOM 11' 2" x 5' 4" (3.41m x 1.64m) Comprising of a panel bath with shower over, vanity unit wash hand basin and a low flush W.C. Obscure glazed window, radiator, built-in airing cupboard and carpet flooring.

BEDROOM FOUR 14' 4" x 8' 7" (4.38m x 2.64m) Having a window to the front aspect, radiator and carpet flooring.

ANNEX Ideal for multi-generational living or as an air B&B.

KITCHEN/BREAKFAST ROOM 12' 3" x 21' 3" (3.75m x 6.5m narrowing to 3.83m) Having an external door into the kitchen of the annex. Fitted with a modern range of wall, base and drawer units with work surfaces over, central breakfast island, one and a half bowl stainless steel sink and drainer unit, washing machine concealed in a base unit, integrated fridge freezer, AEG electric oven and gas hob with extractor hood over. Patio doors to the rear garden and window overlooking the front garden, two radiators, tiled flooring and door to the shower room.

BEDROOM/SITTING ROOM 12' 9" x 18' 5" (3.91m x 5.63m) Having two doors into the bedroom from the main house so that it may be dosed off for privacy. Bay window with seat overlooking the rear garden, radiator, feature open fire place, wood flooring and door through to the kitchen.

SHOWER ROOM 7' 9" x 7' 10" (2.37m x 2.41m) Comprising of a shower cubide with waterfall shower head and riser, heated towel rail, vanity unit wash hand basin and dose coupled WC. Obscure glazed window, radiator and tiled flooring.

DOUBLE GARAGE Having two up and over doors, power and light connected, window to the side.

GARDENS Having a tar mac driveway providing ample off road parking and giving access to the garages. Wrap around walled gardens with formal lawns, mature shrubs and trees making a private outdoor space to enjoy. The original well remains a lovely feature to the rear of the property with a paved patio area adjacent to the house. To the side of the front garden is a handy caravan storage area.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.









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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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